



Whitehall

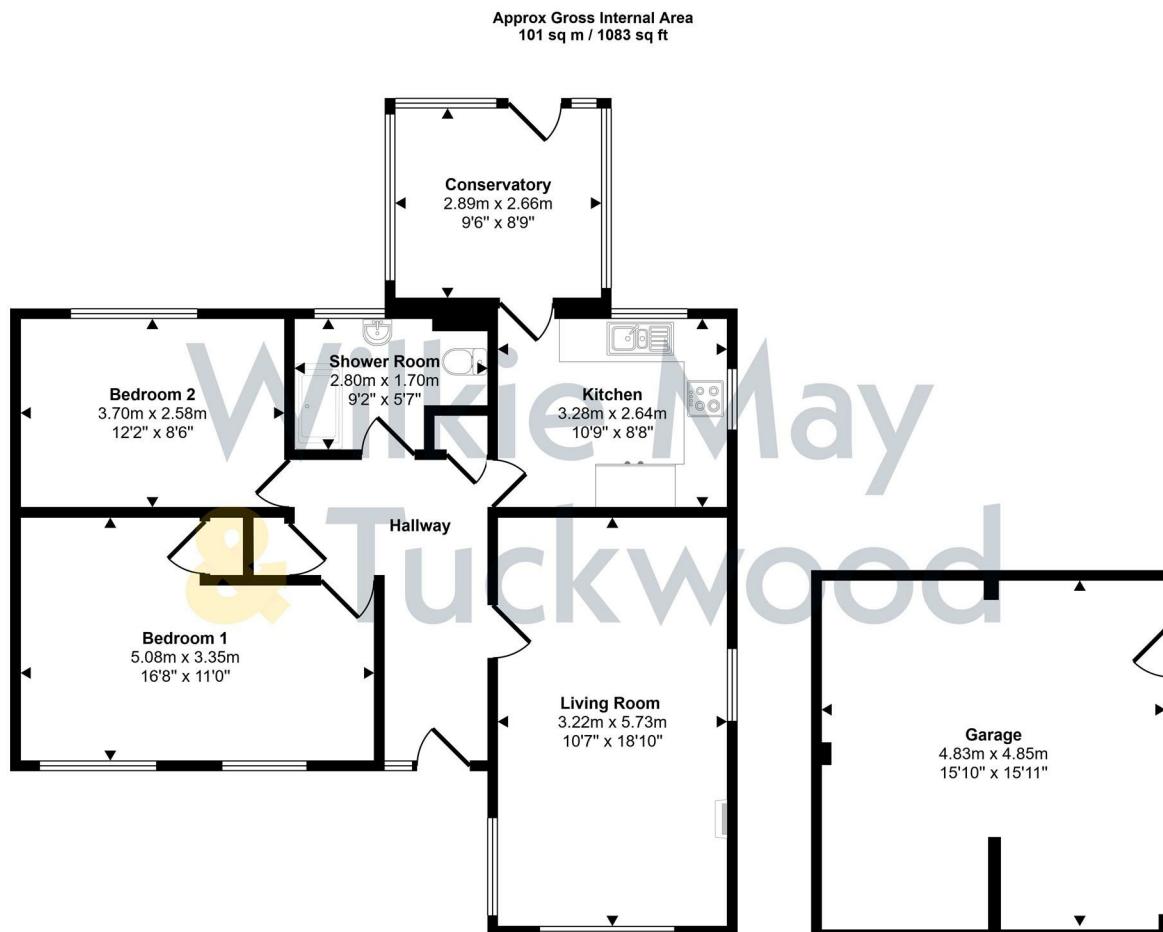
Watchet TA23 0BD

Price £299,000 Freehold

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Wilkie May & Tuckwood

Floorplan



Floorplan
Approx 77 sq m / 832 sq ft

Garage
Approx 23 sq m / 252 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A rare opportunity to purchase this two (formerly three) bedroom detached bungalow with a double Garage, Car Port and No Onward Chain, situated within walking distance of the town centre and Mineral Line.

- Detached
- Double Garage & Car Port
- No Onward Chain
- Two (Formerly Three) Bedrooms
- Gas Central Heating
- Off Road Parking



Obscure glazed UPVC door into Entrance Hall; hatch to roof space, airing cupboard with modern foam lagged cylinder with wood slat shelving over and immersion switch. Double-sided storage cupboard. Living room; with double aspect, living flame gas coal effect fire with a polished stone surround and wooden mantelpiece over. Kitchen; with double aspect, a range of white cupboards and drawers under a wood effect rolled edge worktop with inset stainless-steel sink and drainer with mixer tap over, fitted electric double oven, 4 ring electric hob, space and plumbing for washing machine, space for tall fridge-freezer, wall mounted Worcester boiler, stable door to the Conservatory. Bedroom 1 (formally 2 bedrooms); with aspect to front, access to the double-sided storage cupboard. Bedroom 2; with aspect to rear. Shower room; with tiled floor and walls, low-level walk-in shower cubicle with electric Mira shower over, low level WC, pedestal wash basin, heated towel rail, linen cupboard. Conservatory; with door to rear garden, full height double glazed panels and a view over the paddock.

The bungalow has off road parking with a double Garage and Car Port. The gardens are laid mainly to gravel and paving and wrap around the property. Within the back garden there is timber shed and a good degree of privacy with a pleasant aspect to the adjoining paddock.

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking and a double garage at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker:

checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

8. Financial Evolution. At the time that an offer has been made and is being considered by the seller, you must take steps to find out from the prospective buyer the source and date of availability of his funds for buying the property and pass this information on to the prospective buyer. Such information will include whether the prospective buyer needs to sell a certain number of the offer until completion of the offer and combination of contracts in a certain period of time. Such release information should be included in the Memorandum of Sale having regard to the provisions of the Sale of Goods Act.

Flood Risk Surface Water: xxx Rivers and the Sea: xxx Risk Reservoirs: xxx xxx Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: C

Local Authority:

Terure: Freehold

GENERAL REMARKS AND STIPULATIONS:

